

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

December 3, 2008

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: President Stroger and Chairman Silvestri, Vice Chairman Murphy, Commissioners Beavers, Butler, Claypool, Collins, Daley, Gorman, Goslin, Maldonado, Moreno, Peraica, Quigley, Schneider, Sims, Steele and Suffredin (17)

Absent: None (0)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows:

SECTION 1

Your Committee has considered the following numbered and described application requesting a public hearing before the Cook County Zoning Board of Appeals on a request for a Special Use on certain property described therein:

295304 DOCKET #8462 - DOROTHY PORTELLI, Owner, 19200 Riegel Road, Homewood, Illinois 60430, Application (No. SU-08-02; Z08065). Submitted by same. Seeking a SPECIAL USE in the R-3 Single Family Residence District for the continued use (as granted by SU-83-03 for 25 years) for three rental units (duplex and garage apartment). Property consists of 1.87 acres located on the northwest corner of Riegel and Holbrook Roads in Bloom Township, County Board District #6. Intended use: Continued use for three rental units (duplex and garage apartment). **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

The Cook County Zoning Board of Appeals to whom said application was referred, submitted a communication setting forth its findings and recommendations following public hearings held thereon, and recommended that said application be granted subject to conditions as stated in the findings.

Commissioner Goslin, seconded by Vice Chairman Murphy, moved the approval of Communication No. 295304. The motion carried unanimously.

SECTION 2

Your Committee has considered the following numbered and described application requesting a public hearing before the Cook County Zoning Board of Appeals on a request for a Special Use Unique Use on certain property described therein:

295859 DOCKET #8472 - HOWARD & ROBERTA CHERNAWSKY, Owner, Applicant Mille Christo, 612 Rosedale Road, Glenview, Illinois 60025. Application (No. SU-08-05; Z08093). Submitted by Howard Chernawsky, 4243 Yorkshire Lane, Northbrook, Illinois 60062. Seeking a SPECIAL USE, UNIQUE USE in the C-3 General Service Commercial District to open and operate a thrift retail store/consignment shop in existing 2,400 square foot retail store. Property consists of 0.26 of an acre located on the eastside of Greenwood Road, approximately 246 feet south of Glenview Road in Northfield Township, County Board District #14. Intended use: consignment shop/thrift store.
Recommendation: That the application be granted.

Conditions: None

Objectors: None

The Cook County Zoning Board of Appeals to whom said application was referred, submitted a communication setting forth its findings and recommendations following public hearings held thereon, and recommended that said application be granted subject to conditions as stated in the findings.

Commissioner Goslin, seconded by Vice Chairman Murphy, moved the approval of Communication No. 295859. The motion carried unanimously.

SECTION 3

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

297532 DOCKET #8476 – R. CLAPS, Owner, Application (No. V-08-90): Variation to reduce left side yard setback from 15 feet to 10.12 feet (as amended from 3 feet 6 inches) for a proposed addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the west side of Crest Avenue, approximately 541 feet south of Howard Street in Elk Grove Township, County Board District #17. **Recommendation: That the application be granted with conditions.**

Conditions: Downspouts to be directed in an east and west direction, front and back away from the neighbor to the south.

Objectors: None

297533 DOCKET #8484 – A. LONARDI, Owner, Application (No. V-08-97): Variation to reduce corner side yard setback from 25 feet to 15 feet for a detached garage in the R-4 Single Family Residence District. The subject property consists of approximately 0.47 of an acre, located on the southwest corner of 63rd Place and Edgewood Avenue in Lyons Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

297534 DOCKET #8485 – A. SADLIER, Owner, Application (No. V-08-98): Variation to reduce lot area from 40,000 square feet to 23,780 square feet (existing); and reduce lot width from 150 feet to 100 feet (existing) for a proposed addition and porch in the R-4 Single Family Residence District. The subject property consists of approximately 0.55 of an acre, located on the east side of Linder Avenue, approximately 191 feet south of Midlothian Turnpike in Bremen Township, County Board District #6. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

297535 DOCKET #8486 – R. & B. SCALISE, Owners, Application (No. V-08-99): Variation to reduce the distance between principal and accessory structure from 10 feet to 5 feet (existing) to replace shed in the R-4 Single Family Residence District. The subject property consists of approximately 1.87 acres, located on the north side of Naperville Sayer Road, approximately 357 feet northwesterly of Preserve Trail in Hanover Township, County Board District #6 15. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

297536 DOCKET #8487 – P. CHUDоба, Owner, Application (No. V-08-100): Variation to reduce front yard setback from 25 feet (@20%) to 15 feet; reduce both interior side yard setbacks from 10 feet to 3 feet for a single family residence; reduce rear yard setback from 5 feet to 3 feet; reduce both side yard setbacks from 10 feet to 3 feet for a detached garage; and increase the floor area ratio from .40 to .52 for a new single family residence and detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the east side of South Linder Avenue, approximately 122 feet north of 49th Street in Stickney Township, County Board District #11. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

297537 DOCKET #8488 – P. CHUDоба, Owner, Application (No. V-08-101): Variation to reduce front yard setback from 25 feet (@20%) to 15 feet; reduce both interior side yard setbacks from 10 feet to 3 feet for a single family residence; reduce rear yard setback from 5 feet to 3 feet; reduce both side yard setbacks from 10 feet to 3 feet for a detached garage; and increase the floor area ratio from .40 to .52 for a new single family residence and detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the east side of South Linder Avenue, approximately 97 feet north of 49th Street in Stickney Township, County Board District #11. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Goslin, seconded by Vice Chairman Murphy, moved the approval of Communication Nos. 297532, 297533, 297534, 297535 as amended, 297536 and 297537. The motion carried unanimously.

Commissioner Steele moved to adjourn, seconded by Commissioner Peraica, the motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary